CITY OF CHICAGO ZONING BOARD OF APPEALS FRIDAY- April 19, 2019

121 N. LaSalle Street- City Council Chambers- 2nd Floor

Approval of the minutes from the March 15, 2019 regular meeting of the Board.

Approval of the agenda for the April 19, 2019 regular meeting of the Board.

9:00 A.M.

182-19-Z ZONING DISTRICT: RS-3 WARD: 32

APPLICANT: Barbara and Stanislaw Pluta

OWNER: Same as applicant

PREMISES AFFECTED: 1755-57 N. Wolcott Avenue

SUBJECT: Application for a variation to reduce the rear setback from the

required 33.88' to zero, north and south setback from 4.48' each to zero each, combined side setback from 11.2' to zero, the enclosed rooftop setback from 20' to 16' for a proposed two-story single family residence with an attached five-car garage with roof deck.

Denied

183-19-S ZONING DISTRICT: M1-2 WARD: 47

APPLICANT: Stocking Urban, LLC **OWNER:** ALL-ROB, LLC

PREMISES AFFECTED: 4510-20 N. Ravenswood Avenue

SUBJECT: Application for a special use to establish an indoor sports and

recreation use (6,720 square foot gymnasium) within an existing

13,785 square foot building.

• Approved

184-19-S ZONING DISTRICT: C1-2 WARD: 8

APPLICANT: Eagle Eye Nesting Ground Ministries, Inc.

OWNER: Same as applicant **PREMISES AFFECTED:** 901-07 E. 75th Street

SUBJECT: Application for a special use to establish a religious assembly in an

existing one-story building with six new unenclosed onsite parking

stalls.

Approved

185-19-S ZONING DISTRICT: DX-7 WARD: 3

APPLICANT: 1407-1411 S Michigan, LLC

OWNER: Same as applicant

PREMISES AFFECTED: 1407-11 S. Michigan Avenue

SUBJECT: Application for a special use to establish a non-accessory public

garage with ninety-seven parking spaces within a mixed use

building.

186-19-Z ZONING DISTRICT: RM-4.5 WARD: 1

APPLICANT: Bryan and Jessica Berumen

OWNER: Same as applicant **PREMISES AFFECTED:** 1949 W. Race Street

SUBJECT: Application for a variation to reduce the front setback from the

required 7.83' to 5.17', rear setback from 26.6' to 5', west setback from 2' to zero (east to be zero), combined side setback from 4.8' to zero for a proposed three-story, single family residence with an

attached garage.

Approved

187-19-Z ZONING DISTRICT: RM-4.5 WARD: 1

APPLICANT: Bryan and Jessica Berumen

OWNER: Same as applicant **PREMISES AFFECTED:** 1949 W. Race Avenue

SUBJECT: Application for a variation to relocate the 148 square feet of rear

yard open space to roof deck of the proposed attached garage which will serve the proposed three-story, single family residence.

Approved

188-19-Z ZONING DISTRICT: B2-3 WARD: 27

APPLICANT: 755 Ada, LLC Same as applicant **PREMISES AFFECTED:** 755 N. Ada Street

SUBJECT: Application for a variation to reduce the rear setback on floors

containing dwelling units from the required 30' to zero for a proposed five-story mixed use building with ground floor retail, twenty- four dwelling units above and twenty-four parking spaces.

Approved

189-19-Z ZONING DISTRICT: RT-4 WARD: 28

APPLICANT: Gerald Coyle **OWNER:** Same as applicant **PREMISES AFFECTED:** 1220 W. Flournoy Street

SUBJECT: Application for a variation to increase the floor area ratio from 1.2

to 1.65 for a proposed rear three-story addition with roof deck for

the existing four-story, three dwelling unit building.

• Continued to May 17, 2019 at 2:00 p.m.

190-19-Z ZONING DISTRICT: RM-5 WARD: 28

APPLICANT: Rosario Sanchez **OWNER:** Same as applicant

PREMISES AFFECTED: 3110 W. Jackson Boulevard

SUBJECT: Application for a variation to reduce the west setback from the

required 2' to zero, (east to be 4'), combined setback from 4.8' to 4' for a proposed two-story addition and two-story open deck and stairs to the existing two-story, two dwelling unit building.

191-19-Z ZONING DISTRICT: RM-5 WARD: 43

APPLICANT: Prop-RT Residential realtors & Developers, LLC series 1928 N

Cleveland

OWNER: Same as applicant

PREMISES AFFECTED: 1928 N. Cleveland Avenue

SUBJECT: Application for a variation to reduce the rear setback from the

required 35.77' to 25.5', north setback from 2' to 1' (south to be 3'), combined side setback from 4.9' to 4' for a proposed three-story, single family residence with a roof deck over a semi-attached

garage.

Approved

192-19-S ZONING DISTRICT: B3-2 WARD: 32

APPLICANT: Phu Tran d/b/a/ Tego Nail Spa
OWNER: R & R properties Group, LLC
PREMISES AFFECTED: 1731 N. Western Avenue

SUBJECT: Application for a special use to establish a nail salon.

Approved

193-19-S ZONING DISTRICT: B3-2 WARD: 6

APPLICANT: Memfis Naturals, LLC **OWNER:** 211 E. 79th St., LLC **PREMISES AFFECTED:** 211 E. 79th Street

SUBJECT: Application for a special use to establish a hair salon.

• Approved

194-19-S ZONING DISTRICT: B1-2 WARD: 19

APPLICANT: Sojo's Studios 3, Inc. **OWNER:** Beverly SPE, LLC **PREMISES AFFECTED:** 2320-22 W. 95th Street

SUBJECT: Application for a special use to establish a hair and nail salon.

Approved

195-19-S ZONING DISTRICT: B3-2 WARD: 2

APPLICANT: Underground Nail Art Salon, LLC

OWNER: Shanti Development Corp. **PREMISES AFFECTED:** 938 N. Damen Avenue

SUBJECT: Application for a special use to establish a nail salon.

Approved

196-19-S ZONING DISTRICT: B3-1 WARD: 23

APPLICANT: Edna Cisneros
OWNER: Same as applicant
PREMISES AFFECTED: 7006 W. Archer Avenue

SUBJECT: Application for a special use to establish a hair salon.

197-19-S ZONING DISTRICT: B1-5 WARD: 2

APPLICANT: Celina's Nail Spa, LLC

OWNER: 1205 West Webster, LLC

PREMISES AFFECTED: 1205 W. Webster Avenue

SUBJECT: Application for a special use to establish a nail salon.

Approved

198-19-S ZONING DISTRICT: B3-1 WARD: 37

APPLICANT: Alexis Gonzalez **OWNER:** DSK, LLC

PREMISES AFFECTED: 4058 W. Division Street

SUBJECT: Application for a special use to establish a nail salon.

• Approved

199-19-S ZONING DISTRICT: B3-1 WARD: 35

APPLICANT: Jesus Arreola d/b/a Darlene's Unisex

OWNER: Rogelio Llamedo

PREMISES AFFECTED: 3442 W. Fullerton Avenue

SUBJECT: Application for a special use to establish a beauty salon.

• Approved

CONTINUANCES

528-18-Z ZONING DISTRICT: RS-2 WARD: 33

APPLICANT: 2805 Eastwood, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 2805 W. Eastwood Avenue

SUBJECT: Application for a variation to reduce the front setback from the

required 54.417' to 28.093', east setback from 4' to 3' (west to be 4'), combined side setback from 9' to 7', rear setback from 33.60' to 28.093, rear yard open space from 400 square feet to 268 square

feet for a proposed two-story, single family residence.

• Withdrawn

642-18-Z ZONING DISTRICT: RS-3 WARD: 40

APPLICANT: Peter Paraskevoulakos
OWNER: Same as applicant
PREMISES AFFECTED: 4707 N. Talman Avenue

SUBJECT: Application for a variation to convert an existing non-conforming

two dwelling unit building to a three dwelling unit building.

Denied

76-19-Z (B) ZONING DISTRICT: RM-5 WARD: 2

APPLICANT: Grief Properties, Inc. **OWNER:** Gregory Griief

PREMISES AFFECTED: 1638 N. Sedgwick Street

SUBJECT: Application for a variation to reduce the front setback from the

required 25.93' to 9.45', north from 2' to zero (south to be 3.33'), combined side setback from 4.80' to 3.33' for a proposed four-story, two dwelling unit building and an existing two car garage.

Approved

84-19-S ZONING DISTRICT: C1-2 WARD: 28

APPLICANT: Thorntons Inc. c/o Drew Zazofsky

OWNER: Crossroads Ogden, LLC

PREMISES AFFECTED: 2335-61 W. Ogden / 2300-36 W. 13th St. / 1230-52 S. Oakley **SUBJECT:** Application for a special use to establish a gas station with a one-

story accessory retail building.

• Approved with conditions

113-19-S ZONING DISTRICT: RS-3 WARD: 6
APPLICANT: Kathy Hardin Earl dba Amani Maskani House, Inc.

OWNER: Same as applicant **PREMISES AFFECTED:** 634 E. 72nd Street

SUBJECT: Application for a special use to establish a transitional residence

for up to ten adult female clients.

Approved

124-19-Z ZONING DISTRICT: RT-4 WARD: 1

APPLICANT: 1351 Damen, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1351 N. Damen Avenue

SUBJECT: Application for a variation to reduce the rear setback from the

required 22.5' to .25', south setback from 4.44' to .25' (north to be zero as allowed for an abutting alley) and to relocate the 216 square feet of rear yard open space to the garage roof deck for a proposed one-story attached three car garage with roof deck to serve the existing four-story, three dwelling unit building.

Approved

140-19-Z ZONING DISTRICT: C1-1 WARD: 21

APPLICANT: Beverage Art II dba Wild Blossom II Southworks Brewing Co.

OWNER: 9015 S. Hermitage, LLC **PREMISES AFFECTED:** 9016-30 S. Hermitage Avenue

SUBJECT: Application for a variation to establish a public place of

amusement license to provide live entertainment and retail space within an existing brewery which is located within 125' of a

residential district.

• Continued to May 17, 2019 at 2:00 p.m.

148-19-S ZONING DISTRICT: B3-5 WARD: 28

APPLICANT: Chicago Fuel, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 43 N. Homan Boulevard

SUBJECT: Application for a special use to establish a gas station with nine

pumps and a one-story accessory retail building.

Approved

172-19-Z ZONING DISTRICT: C1-2 WARD: 30

APPLICANT: 3741 W. Belmont, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 3743 W. Belmont Avenue

SUBJECT: Application for a variation to reduce the rear yard setback from the

required 30' to 20' on floors containing dwelling units for a

proposed four-story building with ground floor retail and fourteen

dwelling units above.

Approved

173-19-Z ZONING DISTRICT: C1-2 WARD: 30

APPLICANT: 3741 W. Belmont, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 3743 W. Belmont Avenue

SUBJECT: Application for a variation to reduce the minimum lot area from

the required 14,000 square feet to 13,250 square feet for a

proposed four-story building with ground floor retail and fourteen

dwelling units above.

2:00 P.M.

200-19-S ZONING DISTRICT: B3-1 WARD: 29

APPLICANT: Belmont Real Estate, Inc.

OWNER: Same as applicant

PREMISES AFFECTED: 3200 N. Harlem Avenue

SUBJECT: Application for a special use to expand an existing gas station with

a proposed rear one-story addition to the existing convenience

store and a new one-story car wash.

• Continued to May 17, 2019 at 2:00 p.m.

201-19-Z ZONING DISTRICT: B3-1 WARD: 29

APPLICANT: Belmont Real Estate, Inc.

OWNER: Same as applicant

PREMISES AFFECTED: 3200 N. Harlem Avenue

SUBJECT: Application for a variation to reduce the south end reverse corner

lot setback from the required 7.5' to zero, west end setback from 5' to zero for a proposed one-story rear addition to the existing

convenience store and a new one-story car wash.

• Continued to May 17, 2019 at 2:00 p.m.

202-19-Z ZONING DISTRICT: RT-4 WARD: 2

APPLICANT: Jonathan Helton & Megan Webster

OWNER: Same as applicant **PREMISES AFFECTED:** 1512 N. Paulina Street

SUBJECT: Application for a variation to reduce the rear setback from the

required 28' to 2', north setback from 2' to zero, south from 2' to zero, combined side setback from 4.8' to zero for a new roof deck and stairs with trellis walls and fireplace on the existing two car garage and a new one-story open deck to serve the existing single

family residence.

• Split vote, two for and two against. Pursuant to *Melrose Park National Bank v. Zoning Board of Appeals of the City of Chicago*, matter is continued to May 17, 2019 at 9:00 AM for vote by fifth board member.

203-19-Z ZONING DISTRICT: RT-4 WARD: 2

APPLICANT: Jonathan Helton and Megan Webster

OWNER: Same as applicant **PREMISES AFFECTED:** 1512 N. Paulina Street

SUBJECT: Application for a variation to reduce the rear yard open space from

the required 156 square feet to 101.87 square feet for a proposed garage roof deck with trellis walls, fire place and stairs on the existing garage and a new one-story open deck to serve the

existing single family residence.

• Split vote, two for and two against. Pursuant to *Melrose Park National Bank v. Zoning Board of Appeals of the City of Chicago*, matter is continued to May 17, 2019 at 9:00 AM for vote by fifth board member.

204-19-Z ZONING DISTRICT: RS-3 WARD: 39

APPLICANT: Adan Nieto

OWNER: Same as applicant **PREMISES AFFECTED:** 4640 N. Kasson Avenue

SUBJECT: Application for a variation to reduce the front setback from the

required 18.38' to 11.66', rear setback from 37.5' to 32.33' for a proposed front, one-story addition, third floor addition and a canopy extended from the existing garage to serve the existing

three-story, three dwelling unit building.

• Approved

205-19-Z ZONING DISTRICT: RS-3 WARD: 39

APPLICANT: Adan Nieto

OWNER: Same as applicant **PREMISES AFFECTED:** 4640 N. Kasson Avenue

SUBJECT: Application for a variation to increase the floor area ratio from 0.9

to 0.97 for a proposed front, one-story addition, third floor addition and canopy extended from the existing garage which serves the

existing three-story, three dwelling unit building.

Approved

206-19-Z ZONING DISTRICT: RS-3 WARD: 39

APPLICANT: Adan Nieto **OWNER:** Same as applicant

PREMISES AFFECTED: 4640 N. Kasson Avenue

SUBJECT: Application for a variation to increase the building height from the

maximum 30' to 32.33' for a proposed front, one-story addition, third floor addition and a canopy extended from the existing garage which serves the existing three-story, three dwelling unit

building.

Approved

207-19-S ZONING DISTRICT: B3-2 WARD: 40

APPLICANT: 4911 N Western, LLC
OWNER: Same as applicant

PREMISES AFFECTED: 4911 N. Western Avenue

SUBJECT: Application for a special use to establish residential use below the

second floor for a proposed four-story, three dwelling unit building

with an attached three car garage.

208-19-Z ZONING DISTRICT: B3-2 WARD: 40

APPLICANT: 4911 N Western, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 4911 N. Western Avenue

SUBJECT: Application for a variation to reduce the rear setback from the

required 30' to 2' for a proposed four-story, three dwelling unit

building with an attached three car garage.

• Approved

209-19-S ZONING DISTRICT: C1-2 WARD: 12

APPLICANT: 1732 Pershing, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 1746 W. Pershing Road / 3848 S. Hermitage Avenue

SUBJECT: Application for a special use to establish residential use below the

second floor for two proposed three-story, four unit townhouse

buildings with rooftop enclosures and attached garages.

Approved

210-19-S ZONING DISTRICT: M1-2 WARD: 33

APPLICANT: Chicago Mudcats Sport and Social Club

OWNER: 2930 N Campbell, LLC **PREMISES AFFECTED:** 2932 N. Campbell Avenue

SUBJECT: Application for a special use to establish a sports and recreation

participant facility for youth sports training and rental of batting

cages.

Approved

211-19-S ZONING DISTRICT: DC-16 WARD: 42

APPLICANT: Intrinsic Schools **OWNER:** Monroe Office, LLC **PREMISES AFFECTED:** 79 W. Monroe Street

SUBJECT: Application for a special use to establish a high school.

Approved

212-19-Z ZONING DISTRICT: RS-2 WARD: 23

APPLICANT: Rogelio Richart **OWNER:** Same as applicant

PREMISES AFFECTED: 5218 S. Massasoit Avenue

SUBJECT: Application for a variation to reduce the south setback from the

required 5' to 1' (north to be 2.50'), combined side setback from 15' to 3.50' for a proposed detached covered roof patio canopy to serve the front single family residence and rear single family residence

coach house.

213-19-Z APPLICANT:ZONING DISTRICT: RM-4.5 WARD: 1
SST Real Estate Group, LLC Series 1821 Sawyer

OWNER: Same as applicant

PREMISES AFFECTED: 1821 N. Kimball Avenue

SUBJECT: Application for a variation to reduce the north setback from the

required 2.16' to zero (south to be 3'), combined side setback from 5.4' to 3.0' for a proposed four-story, five dwelling unit building

with five rear unenclosed parking stalls.

• Continued to May 17, 2019 at 2:00 p.m.

214-19-Z APPLICANT:ZONING DISTRICT: RM-4.5 WARD: 1
SST Real Estate Group, LLC Series 1821 Sawyer

OWNER: Same as applicant

PREMISES AFFECTED: 1821 N. Kimball Avenue

SUBJECT: Application for a variation to reduce the rear yard open space from

the required 311.6 square feet to 245.92 square feet for a proposed

four-story, five dwelling unit building with five unenclosed

parking stalls.

• Continued to May 17, 2019 at 2:00 p.m.

215-19-Z ZONING DISTRICT: RM-6 WARD: 11 APPLICANT:Cloud Property Management, LLC 3132-34 Series

OWNER: Same as applicant

PREMISES AFFECTED: 3132 S. Lituanica Avenue

SUBJECT: Application for a variation to reduce the front setback from the

required 10.72' to 1.49', rear setback from 26.79' to 10.67', north setback from 5' to 4.26' (south to be 5.30'), combined side setback from 10' to 9.56' to convert an existing three-story building to a

four-story, seven dwelling unit building.

• Continued to May 17, 2019 at 2:00 p.m.

216-19-Z ZONING DISTRICT: RM-6 WARD: 11 APPLICANT:Cloud Property Management, LLC 3132-34 Series

OWNER: Same as applicant

PREMISES AFFECTED: 3132 S. Lituanica Avenue

SUBJECT: Application for a variation to reduce the number of parking spaces

from the required seven to six for the proposed conversion of an existing three-story building into a four-story, seven dwelling unit

building.

• Continued to May 17, 2019 at 2:00 p.m.

217-19-Z ZONING DISTRICT: RS-2 WARD: 23

APPLICANT: John J. Burke II **OWNER:** Same as applicant

PREMISES AFFECTED: 5347 S. Melvina Avenue

SUBJECT: Application for a variation to reduce the north setback from the

required 5' to 3.74' (south to be 23'), front setback from 19.62' to 15.21' for a proposed second floor addition to the existing single

family residence.

Approved

218-19-S ZONING DISTRICT: M1-3 WARD: 2

APPLICANT: S.M.A.R.T. Golf Fitness Instruction, Inc.

OWNER: Elston Industrial Lofts **PREMISES AFFECTED:** 1452 W. Willow Street

SUBJECT: Application for a special use to establish an indoor participant

sports and recreation facility in an existing one and two-story,

multi-use building.

Approved

219-19-S ZONING DISTRICT: B3-1 WARD: 39

APPLICANT: Lashtec, Inc.

OWNER: 6015 N. Cicero, Inc. **PREMISES AFFECTED:** 6017 N. Cicero Avenue

SUBJECT: Application for a special use to establish a body art service (micro-

blading).

Approved

220-19-S ZONING DISTRICT: B3-1 WARD: 45

APPLICANT: 4328 W Irving Park, LLC

OWNER: Irving Park / Lowell Building, LLC

PREMISES AFFECTED: 4328 W. Irving Park Road

SUBJECT: Application for a special use to establish a tavern.

Approved

221-19-Z ZONING DISTRICT: B3-5 WARD: 1

APPLICANT: 1966 N Milwaukee, LLC

OWNER: Same as applicant

PREMISES AFFECTED: 1962-66 N. Milwaukee Avenue

SUBJECT: Application for a variation to reduce the rea setback from the

required 30' to 10' for a proposed six-story building with retail on the ground floor and twenty-eight residential units above. Four of

the twenty-eight units will be efficiency units.

222-19-S ZONING DISTRICT: B3-1 WARD: 41

APPLICANT: Edison Restaurant Group, LLC

OWNER: 6724 NW Hwy, LLC

PREMISES AFFECTED: 6724 N. Northwest Highway

SUBJECT: Application for a special use to establish an outdoor rooftop patio

to serve a proposed restaurant in the existing two-story, mixed use

building.

• Approved

223-19-Z ZONING DISTRICT: RM-5 WARD: 44

APPLICANT: 3235 Wilton, LLC **OWNER:** Same as applicant **PREMISES AFFECTED:** 3235 N. Wilton Avenue

SUBJECT: Application for a variation to reduce the rear setback from the

required 32.99' to 27.33' for a proposed four-story, four dwelling unit building with two indoor and two exterior parking spaces.

• Continued to May 17, 2019 at 2:00 p.m.

224-19-Z ZONING DISTRICT: RM-5 WARD: 44

APPLICANT: 3235 Wilton, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 3235 N. Wilton Avenue

SUBJECT: Application for a variation to reduce the rear yard open space

from the required 144.05 square feet to 51 square feet for a proposed four-story, four dwelling unit building with two indoor

and two exterior parking spaces.

• Continued to May 17, 2019 at 2:00 p.m.

225-19-S ZONING DISTRICT: **B3-1** WARD: 39

APPLICANT: 6148 Milwaukee, Inc.

OWNER: John P. Ehsoo

PREMISES AFFECTED: 6148 N. Milwaukee Avenue

SUBJECT: Application for a special use to expand an existing tayern with an

outdoor patio.

• Split vote, two for and two against. Pursuant to *Melrose Park National Bank v. Zoning Board of Appeals of the City of Chicago*, matter is continued to May 17, 2019 at 9:00 AM for vote by fifth board member.

226-19-Z ZONING DISTRICT: RS-3 WARD: 31

APPLICANT: Erica Velecia **OWNER:** Same as applicant

PREMISES AFFECTED: 2624 N. McVicker Avenue

SUBJECT: Application for a variation to reduce the north setback from the

required 2.66' to 1.66' for a proposed rear one-story addition to the

existing single family residence.

227-19-Z ZONING DISTRICT: C1-2 WARD: 30

APPLICANT: Avondale Bowl, LLC

OWNER: Milwaukee & Haussen, LLC **PREMISES AFFECTED:** 3118 N. Milwaukee Avenue

SUBJECT: Application for a variation to establish a public place of

amusement license to serve a proposed bowling alley.

Approved

228-19-S ZONING DISTRICT: C1-2 WARD: 8

APPLICANT: A.I.M. (Art In Motion)

OWNER: Galactica Partners, LLC

PREMISES AFFECTED: 7401-45 S. East End Avenue

SUBJECT: Application for a special use to establish a high school.

Approved

229-19-Z APPLICANT:Albany Bank and Trust Company ATUT # 11-3320

OWNER: Same as applicant

PREMISES AFFECTED: 2016 N. Winchester Avenue

SUBJECT: Application for a variation to reduce the north setback from the

required 2' to .58' (south to be 2.91'), combined side setback from 4.8' to 3.49' for proposed third floor dormer addition and to lower

the basement of the existing four dwelling unit building.

Approved

ZONING DISTRICT: RS-3 WARD: 32 APPLICANT: Albany Bank and Trust Company ATUT # 11-3220

OWNER: Same as applicant

PREMISES AFFECTED: 2016 N. Winchester Avenue

SUBJECT: Application for a variation to increase the existing flor area ration

from 3,330.39 square feet to 3,826.732 square feet (addition of 496.342 square feet) for a proposed third floor dormer addition and to lower the basement in the existing four dwelling unit building.

Approved

ZONING DISTRICT: RS-3 WARD: 32 APPLICANT: Albany Bank and Trust Company ATUT #11-3220

OWNER: Same as applicant

PREMISES AFFECTED: 2016 N. Winchester Avenue

SUBJECT: Application for a variation to increase the height of the existing

four dwelling unit building which is 30.83' in height by no more than 10% to 33.83' for proposed third floor dormer addition and to

lower the basement of the existing building.

ZONING DISTRICT: RS-3 WARD: 32 APPLICANT: Albany Bank and Trust Company ATUT # 11-3220

OWNER: Same as applicant

PREMISES AFFECTED: 2016 N. Winchester Avenue

SUBJECT: Application for a variation to reduce the rear yard open space from

the required 1,137 square feet to 678 square feet to provide three new parking spaces at the rear of the lot for the existing four dwelling unit building with proposed third floor dormer and a

lowered basement.

Approved

233-19-Z APPLICANT:ZONING DISTRICT: RS-2 WARD: 33
The Philip R.H. Goldbroch 2018 Revocable Trust

OWNER: Same as applicant

PREMISES AFFECTED: 2854 W. Giddings Street

SUBJECT: Application for a variation to reduce the front setback from the

required 20.93' to 17.42', east setback from 6.09' to 1.37' (west to be 9.71'), combined side setback from 18.26' to 11.08 for a

proposed three-story, single family residence with covered terrace

and two unenclosed parking spaces.

Approved

234-19-Z ZONING DISTRICT: RS-3 WARD: 43

APPLICANT: Paula and Kelley Thornton

OWNER: Same as applicant **PREMISES AFFECTED:** 1238 W. Altgeld Street

SUBJECT: Application for a variation to increase the existing floor area of

2,576 square feet to 2,956 square feet (209.5 square foot addition) for a propose garage addition, access stairway and a two-story

addition to the existing single family residence.

Approved

235-19-Z ZONING DISTRICT: RS-3 WARD: 43

APPLICANT: Paula and Kelley Thornton

OWNER: Same as applicant PREMISES AFFECTED: 1238 W. Altgeld Street

SUBJECT: Application for a variation to relocate the required 225 square feet

of rear yard open space to a garage roof deck which will serve the

existing two-story single family residence.

• Approved

236-19-Z ZONING DISTRICT: RS-3 WARD: 43

APPLICANT: Paula and Kelley Thornton

OWNER: Same as applicant **PREMISES AFFECTED:** 1238 W. Altgeld Street

SUBJECT: Application for a variation to reduce the rear setback from the

required 28' to 2', west setback from 2.4' to zero east to be 0.79'), combined side setback from 6' to 0.79' for a proposed garage addition, access stairway and a two story addition to the existing

single family residence.

Approved

237-19-Z ZONING DISTRICT: RT-4 WARD: 43

APPLICANT: Randall and Michelle Thomure

OWNER: Same as applicant **PREMISES AFFECTED:** 2032 N. Fremont Street

SUBJECT: Application for a variation to reduce the rear setback from the

required 35' to 2', north setback from 2' to zero, south setback from 2' to zero, combined side setback from 5' to zero for a proposed two car garage, with roof deck, pool, rooftop trellis and access stair

to serve the existing single family residence.

• Approved

238-19-Z ZONING DISTRICT: RS-2 WARD: 41

APPLICANT: Susan Kamin
OWNER: Same as applicant
PREMISES AFFECTED: 5800 N. Overhill Avenue

SUBJECT: Application for a variation to reduce the north setback from the

required 8.4' to 8.07', south setback from 8.4' to 5.98', combined side setback from 25.22' to 14.05' for a proposed second floor addition and front open porch to the existing single family

residence.

Approved

Approval of the written resolution containing findings of fact consistent with the votes of the Board for Board Cal. No. 126-19-A.

Approval of the written resolutions containing findings of fact consistent with the votes of the Board at its regular meeting of March 15, 2019, with the exception of Board Cal. Nos. 162-19-S, 163-19-Z and 111-19-S.

Adjournment.